HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Calgary CMA

Date Released: November 2016

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Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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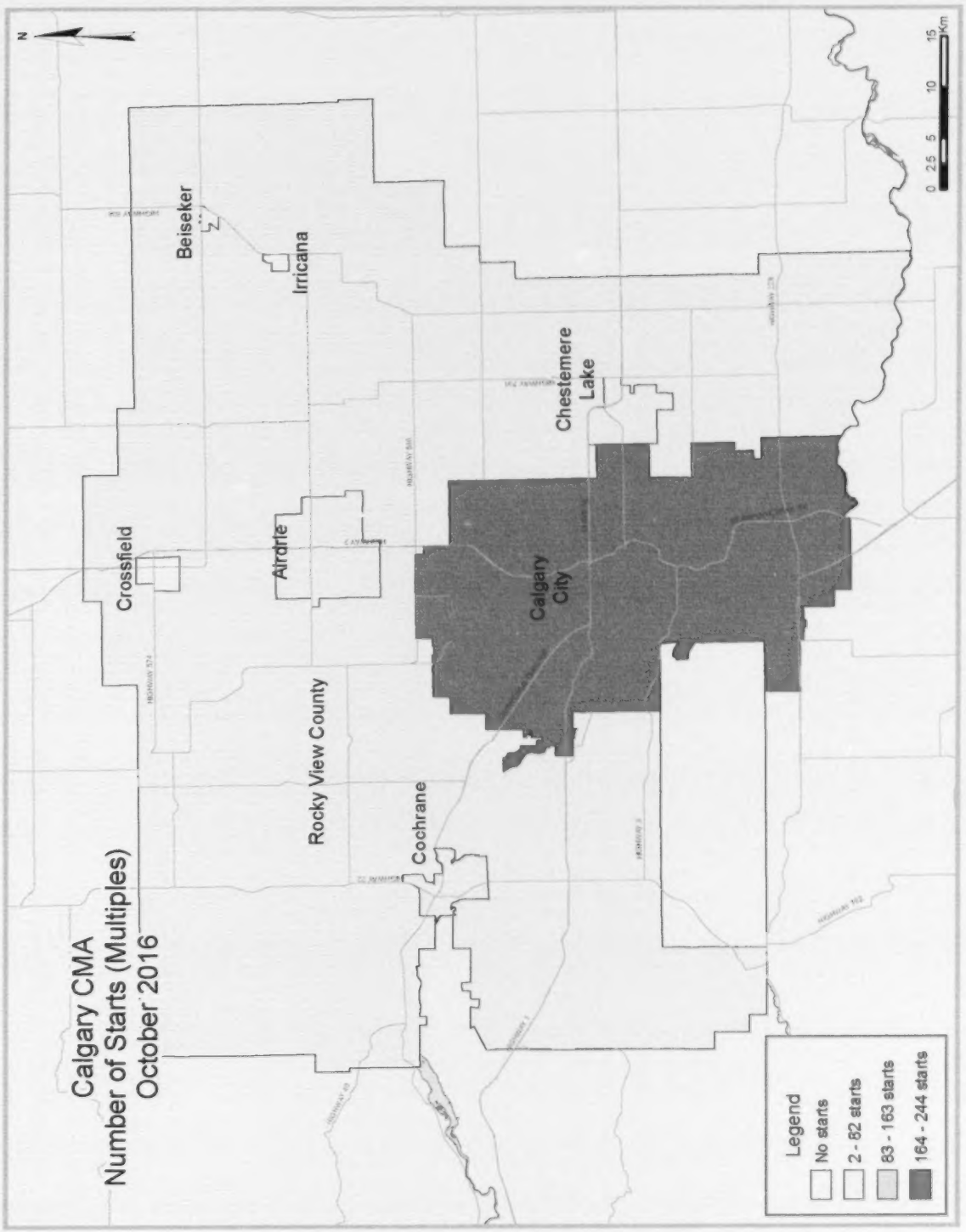
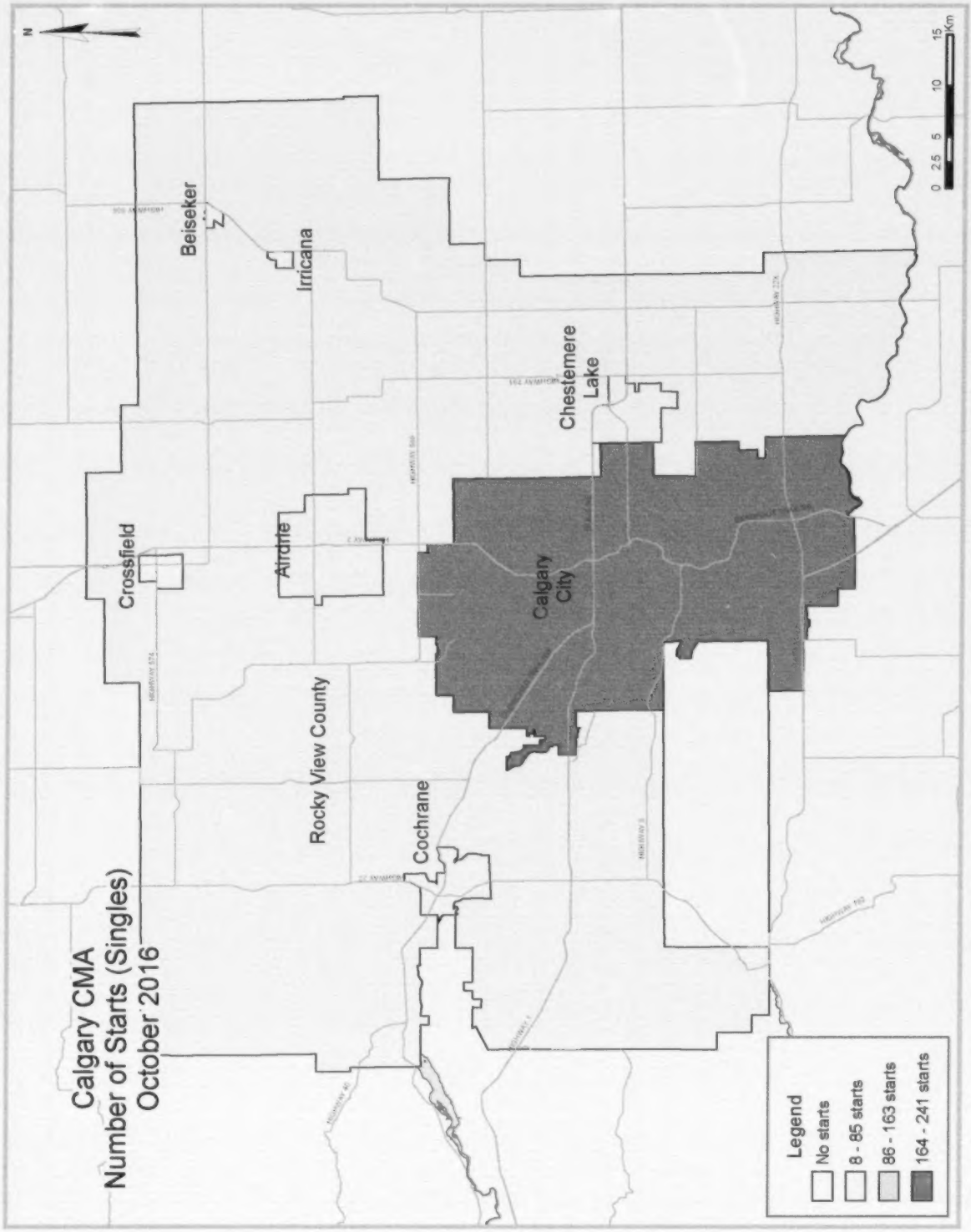
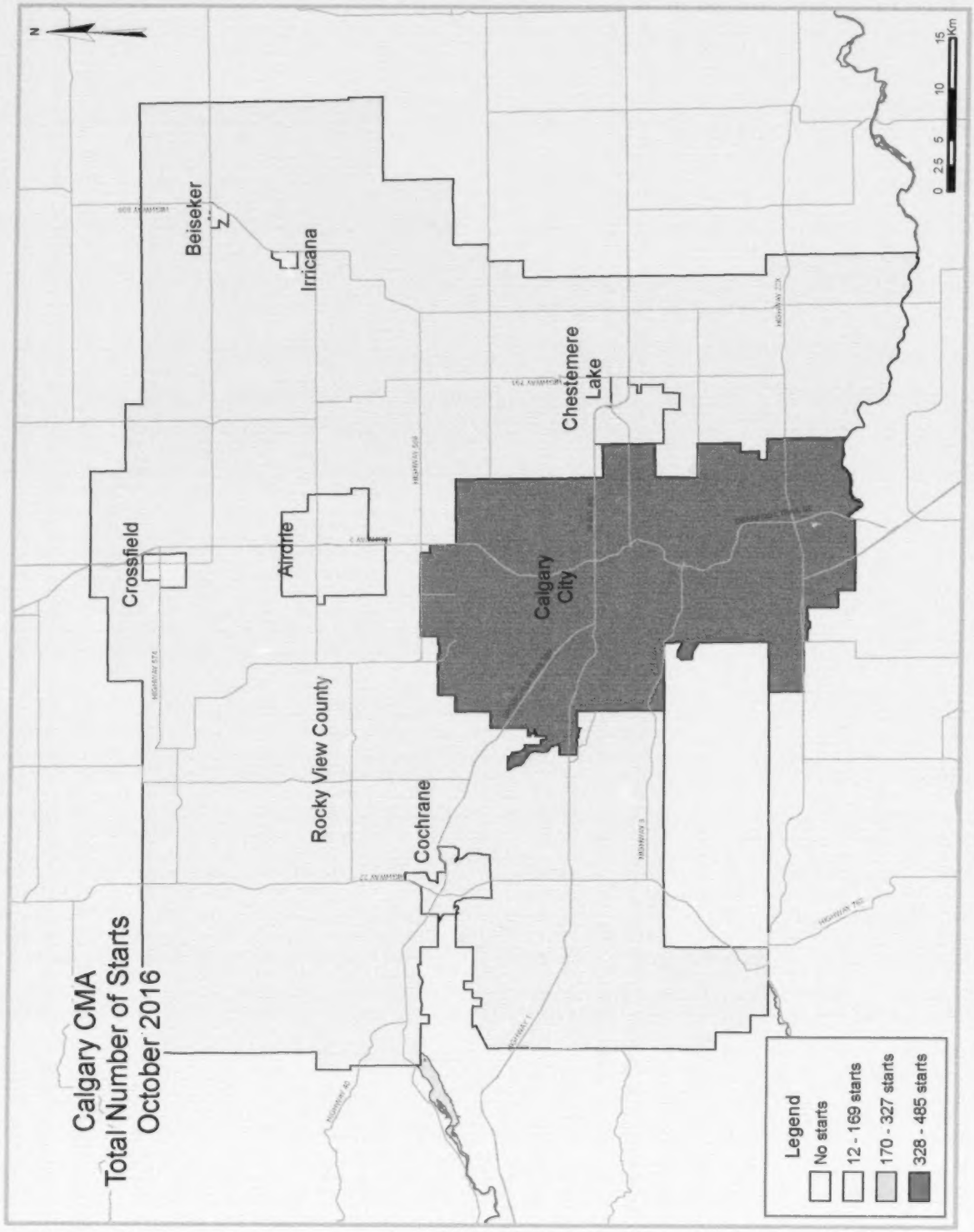
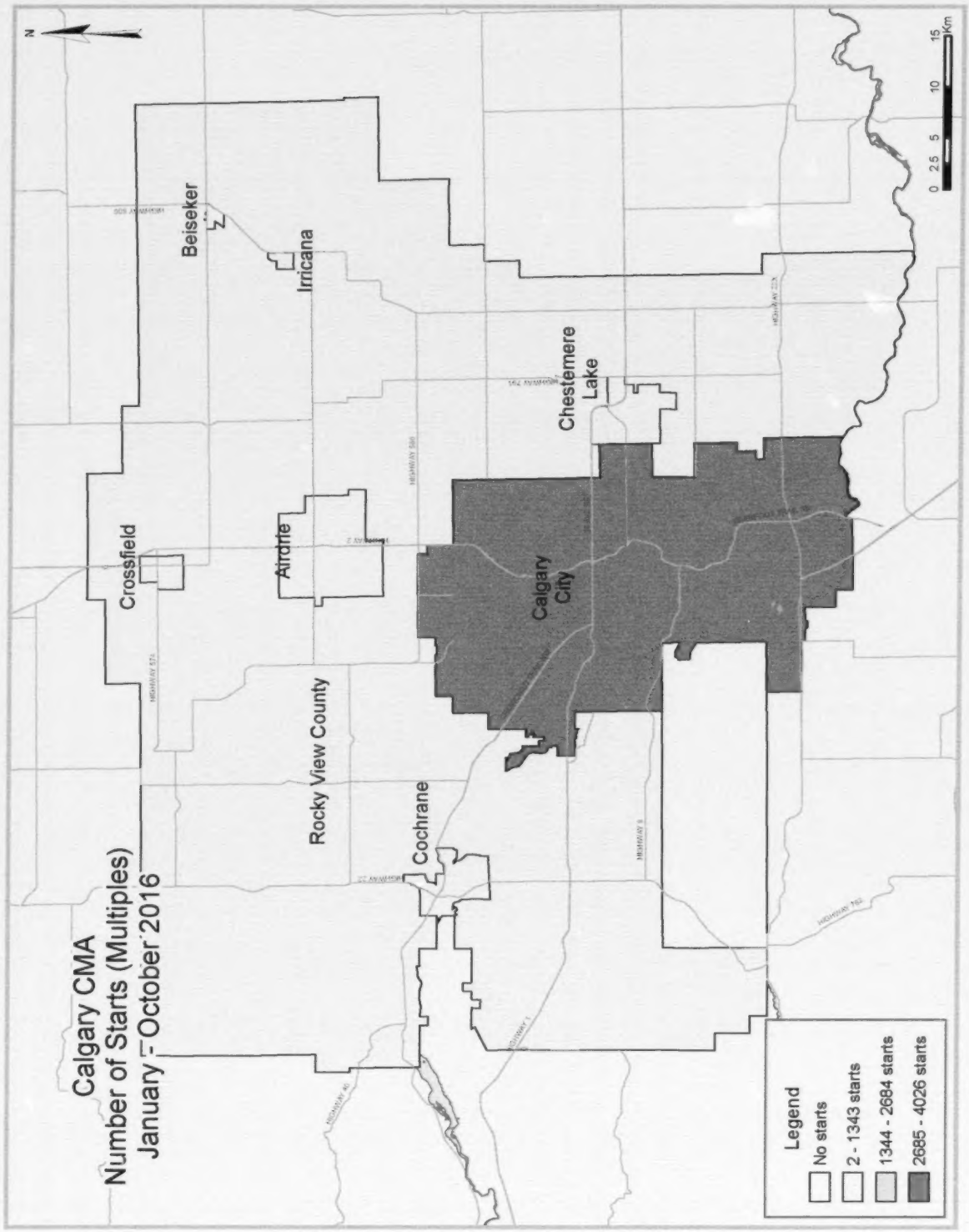
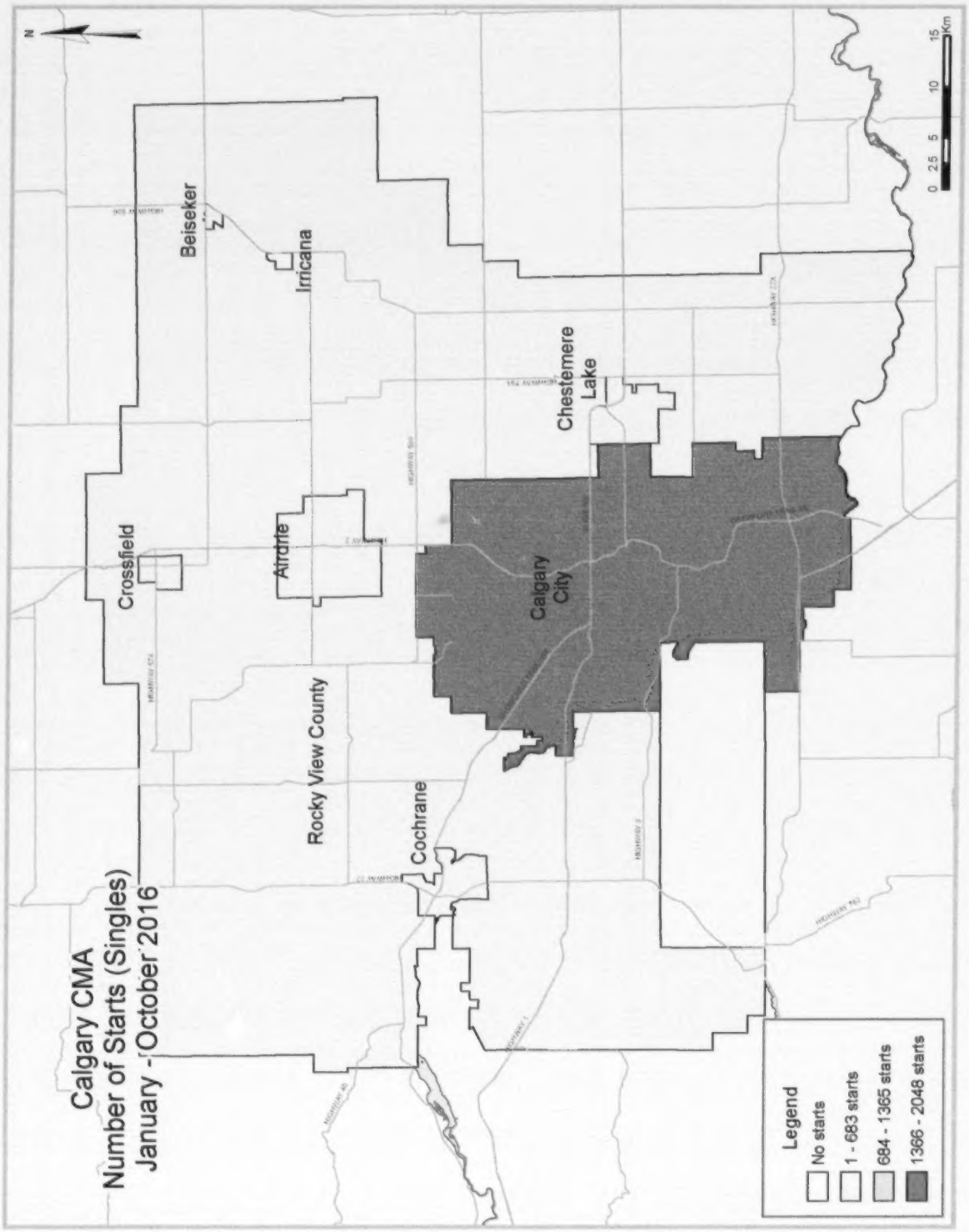
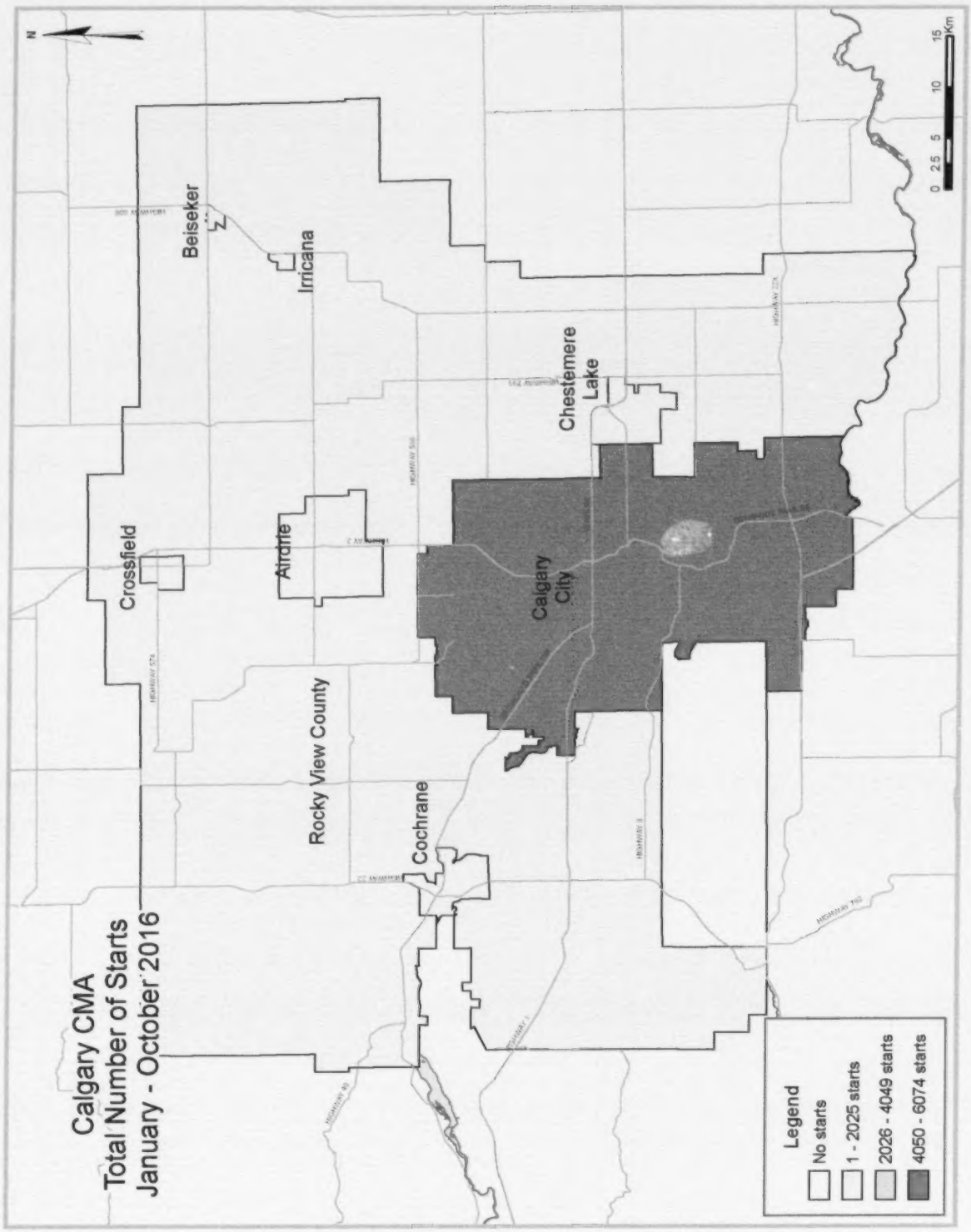

Calgary CMA
Number of Starts (Multiples)
October 2016
N
0 2.5 5 10 15 Km
Beiseker
Irricana
Chestermere Lake
Crossfield
Airdrie
Calgary City
Rocky View County
Cochrane
Legend
No starts
2 - 82 starts
83 - 163 starts
164 - 244 starts


Calgary CMA
Number of Starts (Singles)
October 2016
N
Beiseker
Irricana
Chestemere Lake
Crossfield
Airdrie
Calgary City
Rocky View County
Cochrane
0 2.5 5 10 15 Km
Legend
No starts
8 - 85 starts
86 - 163 starts
164 - 241 starts


Calgary CMA
Total Number of Starts
October 2016
N
Beiseker
Irricana
Chestermere Lake
Crossfield
Airdrie
Calgary City
Rocky View County
Cochrane
0 2.5 5 10 15 Km
Legend
No starts
12 - 169 starts
170 - 327 starts
328 - 485 starts


Calgary CMA
Number of Starts (Multiples)
January - October 2016
Beiseker
Irricana
Chestermere Lake
Crossfield
Airdrie
Calgary City
Rocky View County
Cochrane
Legend
No starts
2 - 1343 starts
1344 - 2684 starts
2685 - 4026 starts
0 2.5 5 10 15 Km
N


Calgary CMA
Number of Starts (Singles)
January - October 2016
N
0 2.5 5 10 15 Km
Beiseker
Irricana
Chestemere Lake
Crossfield
Airdrie
Calgary City
Rocky View County
Cochrane
Legend
No starts
1 - 683 starts
684 - 1365 starts
1366 - 2048 starts


Calgary CMA
Total Number of Starts
January - October 2016
Beiseker
Irricana
Chestemere Lake
Crossfield
Airdrie
Calgary City
Rocky View County
Cochrane
Legend
No starts
1 - 2025 starts
2026 - 4049 starts
4050 - 6074 starts
0 2.5 5 10 15 Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) October 2016		
Calgary CMA[1]	September 2016	October 2016
Trend[2]	10,531	10,161
SAAR	14,246	7,679
	October 2015	October 2016
Actual		
October - Single-Detached	387	334
October - Multiples	691	293
October - Total	1,078	627
January to October - Single-Detached	3,497	2,849
January to October - Multiples	7,412	4,676
January to October - Total	10,909	7,525

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Calgary CMA
October 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
October 2016	334	106	26	0	85	76	0	0	627
October 2015	387	84	35	0	93	386	0	93	1,078
% Change	-13.7	26.2	-25.7	n/a	-8.6	-80.3	n/a	-100.0	-41.8
Year-to-date 2016	2,849	742	285	0	695	2,800	0	154	7,525
Year-to-date 2015	3,495	864	265	2	1,471	4,022	4	786	10,909
% Change	-18.5	-14.1	7.5	-100.0	-52.8	-30.4	-100.0	-80.4	-31.0
UNDER CONSTRUCTION									
October 2016	2,288	684	262	1	817	4,442	17	1,706	10,217
October 2015	2,547	838	239	2	1,564	7,453	4	1,473	14,120
% Change	-10.2	-18.4	9.6	-50.0	-47.8	-40.4	**	15.8	-27.6
COMPLETIONS									
October 2016	198	92	31	0	129	815	16	53	1,334
October 2015	459	148	4	0	204	416	0	0	1,231
% Change	-56.9	-37.8	**	n/a	-36.8	95.9	n/a	n/a	8.4
Year-to-date 2016	2,915	778	234	1	1,085	4,002	67	1,975	11,057
Year-to-date 2015	4,607	1,070	133	0	1,913	3,569	4	780	12,076
% Change	-36.7	-27.3	75.9	n/a	-43.3	12.1	**	153.2	-8.4
COMPLETED & NOT ABSORBED									
October 2016	349	113	21	0	178	813	n/a	n/a	1,474
October 2015	312	72	1	0	78	161	n/a	n/a	624
% Change	11.9	56.9	**	n/a	128.2	**	n/a	n/a	136.2
ABSORBED									
October 2016	202	89	29	0	85	633	n/a	n/a	1,038
October 2015	473	152	4	0	189	354	n/a	n/a	1,465
% Change	-57.3	-41.4	**	n/a	-55.0	78.8	n/a	n/a	-75.0
Year-to-date 2016	2,924	787	210	1	977	3,354	n/a	n/a	8,253
Year-to-date 2015	4,661	1,052	134	0	1,837	3,215	n/a	n/a	10,899
% Change	-37.3	-25.2	56.7	n/a	-46.8	4.3	n/a	n/a	-24.3

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
October 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Calgary City									
October 2016	241	80	15	0	73	76	0	0	485
October 2015	272	68	17	0	45	386	0	93	881
Airdrie									
October 2016	37	16	0	0	10	0	0	0	63
October 2015	47	4	18	0	22	0	0	0	91
Beiseker									
October 2016	0	0	0	0	0	0	0	0	0
October 2015	1	0	0	0	0	0	0	0	1
Chestermere Lake									
October 2016	8	4	0	0	0	0	0	0	12
October 2015	16	0	0	0	0	0	0	0	16
Cochrane									
October 2016	16	4	11	0	2	0	0	0	33
October 2015	29	6	0	0	26	0	0	0	61
Crossfield									
October 2016	0	0	0	0	0	0	0	0	0
October 2015	1	2	0	0	0	0	0	0	3
Irricana									
October 2016	0	0	0	0	0	0	0	0	0
October 2015	0	0	0	0	0	0	0	0	0
Rocky View County									
October 2016	32	2	0	0	0	0	0	0	34
October 2015	21	4	0	0	0	0	0	0	25
First Nations									
October 2016	0	0	0	0	0	0	0	0	0
October 2015	0	0	0	0	0	0	0	0	0
Calgary CMA									
October 2016	334	106	26	0	85	76	0	0	627
October 2015	387	84	35	0	93	386	0	93	1,078

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
October 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Calgary City									
October 2016	1,628	484	168	1	439	4,334	17	1,642	8,713
October 2015	1,743	684	140	2	994	7,156	4	1,331	12,054
Airdrie									
October 2016	262	108	75	0	163	108	0	64	780
October 2015	299	42	92	0	278	217	0	142	1,070
Beiseker									
October 2016	0	0	0	0	0	0	0	0	0
October 2015	2	0	0	0	0	0	0	0	2
Chestermere Lake									
October 2016	51	4	0	0	70	0	0	0	125
October 2015	132	10	0	0	0	0	0	0	142
Cochrane									
October 2016	124	66	15	0	145	0	0	0	350
October 2015	152	84	7	0	286	80	0	0	609
Crossfield									
October 2016	30	4	4	0	0	0	0	0	38
October 2015	7	4	0	0	0	0	0	0	11
Irricana									
October 2016	0	2	0	0	0	0	0	0	2
October 2015	2	0	0	0	0	0	0	0	2
Rocky View County									
October 2016	193	16	0	0	0	0	0	0	209
October 2015	210	14	0	0	6	0	0	0	230
First Nations									
October 2016	0	0	0	0	0	0	0	0	0
October 2015	0	0	0	0	0	0	0	0	0
Calgary CMA									
October 2016	2,288	684	262	1	817	4,442	17	1,706	10,217
October 2015	2,547	838	239	2	1,564	7,453	4	1,473	14,120

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
October 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Calgary City									
October 2016	145	78	31	0	125	815	16	53	1,263
October 2015	305	118	4	0	118	416	0	0	961
Airdrie									
October 2016	15	6	0	0	4	0	0	0	25
October 2015	77	14	0	0	18	0	0	0	109
Beiseker									
October 2016	2	0	0	0	0	0	0	0	2
October 2015	0	0	0	0	0	0	0	0	0
Chestermere Lake									
October 2016	3	0	0	0	0	0	0	0	3
October 2015	21	0	0	0	0	0	0	0	21
Cochrane									
October 2016	20	8	0	0	0	0	0	0	28
October 2015	33	10	0	0	66	0	0	0	109
Crossfield									
October 2016	0	0	0	0	0	0	0	0	0
October 2015	3	0	0	0	0	0	0	0	3
Irricana									
October 2016	0	0	0	0	0	0	0	0	0
October 2015	0	0	0	0	0	0	0	0	0
Rocky View County									
October 2016	13	0	0	0	0	0	0	0	13
October 2015	20	6	0	0	2	0	0	0	28
First Nations									
October 2016	0	0	0	0	0	0	0	0	0
October 2015	0	0	0	0	0	0	0	0	0
Calgary CMA									
October 2016	198	92	31	0	129	815	16	53	1,334
October 2015	459	148	4	0	204	416	0	0	1,231

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
October 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Calgary City									
October 2016	249	90	20	0	131	809	n/a	n/a	1,299
October 2015	218	55	0	0	74	160	n/a	n/a	507
Airdrie									
October 2016	33	14	1	0	32	0	n/a	n/a	80
October 2015	43	2	1	0	1	1	n/a	n/a	48
Beiseker									
October 2016	0	0	0	0	0	0	n/a	n/a	0
October 2015	0	0	0	0	0	0	n/a	n/a	0
Chestermere Lake									
October 2016	13	1	0	0	5	0	n/a	n/a	19
October 2015	13	1	0	0	0	0	n/a	n/a	14
Cochrane									
October 2016	26	8	0	0	10	4	n/a	n/a	48
October 2015	32	14	0	0	3	0	n/a	n/a	49
Crossfield									
October 2016	7	0	0	0	0	0	n/a	n/a	7
October 2015	0	0	0	0	0	0	n/a	n/a	0
Irricana									
October 2016	0	0	0	0	0	0	n/a	n/a	0
October 2015	0	0	0	0	0	0	n/a	n/a	0
Rocky View County									
October 2016	21	0	0	0	0	0	n/a	n/a	21
October 2015	6	0	0	0	0	0	n/a	n/a	6
First Nations									
October 2016	0	0	0	0	0	0	n/a	n/a	0
October 2015	0	0	0	0	0	0	n/a	n/a	0
Calgary CMA									
October 2016	349	113	21	0	178	813	n/a	n/a	1,474
October 2015	312	72	1	0	78	161	n/a	n/a	624

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
October 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Calgary City									
October 2016	148	73	29	0	78	633	n/a	n/a	961
October 2015	323	124	4	0	102	354	n/a	n/a	907
Airdrie									
October 2016	15	8	0	0	7	0	n/a	n/a	30
October 2015	77	12	0	0	18	0	n/a	n/a	107
Beiseker									
October 2016	2	0	0	0	0	0	n/a	n/a	2
October 2015	0	0	0	0	0	0	n/a	n/a	0
Chestermere Lake									
October 2016	3	0	0	0	0	0	n/a	n/a	3
October 2015	23	0	0	0	0	0	n/a	n/a	23
Cochrane									
October 2016	21	8	0	0	0	0	n/a	n/a	29
October 2015	30	10	0	0	67	0	n/a	n/a	107
Crossfield									
October 2016	0	0	0	0	0	0	n/a	n/a	0
October 2015	3	0	0	0	0	0	n/a	n/a	3
Irricana									
October 2016	0	0	0	0	0	0	n/a	n/a	0
October 2015	0	0	0	0	0	0	n/a	n/a	0
Rocky View County									
October 2016	13	0	0	0	0	0	n/a	n/a	13
October 2015	17	6	0	0	2	0	n/a	n/a	25
First Nations									
October 2016	0	0	0	0	0	0	n/a	n/a	0
October 2015	0	0	0	0	0	0	n/a	n/a	0
Calgary CMA									
October 2016	202	89	29	0	85	633	n/a	n/a	1,038
October 2015	473	152	4	0	189	354	n/a	n/a	1,172

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Calgary CMA 2006 - 2015									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2015	4,135	1,036	361	2	1,741	4,510	17	1,231	13,033
% Change	-36.3	-27.8	**	n/a	-26.0	-25.8	n/a	87.9	-23.9
2014	6,494	1,434	117	0	2,352	6,079	0	655	17,131
% Change	1.6	9.1	**	-100.0	25.9	122.2	n/a	174.1	36.1
2013	6,390	1,314	25	12	1,868	2,736	0	239	12,584
% Change	7.2	18.4	-43.2	n/a	7.9	-18.6	n/a	-62.3	-2.0
2012	5,961	1,110	44	0	1,732	3,360	0	634	12,841
% Change	17.3	21.7	**	n/a	46.0	78.2	n/a	188.2	38.2
2011	5,084	912	4	0	1,186	1,886	0	220	9,292
% Change	-12.1	0.4	-87.5	n/a	-0.4	77.4	n/a	-23.1	0.3
2010	5,782	908	32	0	1,191	1,063	0	286	9,262
% Change	21.1	25.4	-44.8	n/a	**	177.5	-100.0	**	46.6
2009	4,775	724	58	0	363	383	10	5	6,318
% Change	8.8	8.1	**	n/a	-45.5	-92.8	n/a	-98.6	-44.8
2008	4,387	670	12	0	666	5,335	0	368	11,438
% Change	-43.6	-29.6	-66.7	-100.0	-51.7	59.7	n/a	**	-15.3
2007	7,776	952	36	1	1,380	3,340	0	20	13,505
% Change	-25.8	-1.9	176.9	-88.9	17.8	-20.9	n/a	-89.4	-20.8
2006	10,473	970	13	9	1,171	4,222	0	188	17,046

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
October 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Oct 2016	Oct 2015	Oct 2016	Oct 2015	Oct 2016	Oct 2015	Oct 2016	Oct 2015	Oct 2016	Oct 2015	% Change
Calgary City	241	272	80	68	88	62	76	479	485	881	-44.9
Airdrie	37	47	16	4	10	40	0	0	63	91	-30.8
Beiseker	0	1	0	0	0	0	0	0	0	1	-100.0
Chestermere Lake	8	16	4	0	0	0	0	0	12	16	-25.0
Cochrane	16	29	6	6	11	26	0	0	33	61	-45.9
Crossfield	0	1	0	2	0	0	0	0	0	3	-100.0
Irricana	0	0	0	0	0	0	0	0	0	0	n/a
Rocky View County	32	21	2	4	0	0	0	0	34	25	36.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Calgary CMA	334	387	108	84	109	128	76	479	627	1,078	-41.8

Table 2.1: Starts by Submarket and by Dwelling Type
January - October 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Calgary City	2,048	2,393	518	642	630	1,074	2,878	4,421	6,074	8,530	-28.8
Airdrie	349	469	130	56	224	306	80	284	783	1,115	-29.8
Beiseker	1	2	0	0	0	0	0	0	1	2	-50.0
Chestermere Lake	67	186	4	28	76	0	0	0	147	214	-31.3
Cochrane	195	249	78	142	36	318	0	107	309	816	-62.1
Crossfield	39	8	6	4	0	0	0	0	45	12	**
Irricana	0	2	2	0	0	0	0	0	2	2	0.0
Rocky View County	150	188	14	30	0	0	0	0	164	218	-24.8
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Calgary CMA	2,849	3,497	752	902	966	1,698	2,958	4,812	7,525	10,909	-31.0

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
October 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Oct 2016	Oct 2015	Oct 2016	Oct 2015	Oct 2016	Oct 2015	Oct 2016	Oct 2015
Calgary City	88	62	0	0	76	386	0	93
Airdrie	10	40	0	0	0	0	0	0
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	0	0	0	0	0	0	0	0
Cochrane	11	26	0	0	0	0	0	0
Crossfield	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0
Rocky View County	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	109	128	0	0	76	386	0	93

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - October 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Calgary City	630	1,070	0	4	2,724	3,777	154	644
Airdrie	224	306	0	0	80	142	0	142
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	76	0	0	0	0	0	0	0
Cochrane	36	318	0	0	0	107	0	0
Crossfield	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0
Rocky View County	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	966	1,694	0	4	2,804	4,026	154	786

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market October 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	Oct 2016	Oct 2015	Oct 2016	Oct 2015	Oct 2016	Oct 2015	Oct 2016	Oct 2015
Calgary City	336	357	149	431	0	93	485	881
Airdrie	53	69	10	22	0	0	63	91
Beiseker	0	1	0	0	0	0	0	1
Chestermere Lake	12	16	0	0	0	0	12	16
Cochrane	31	35	2	26	0	0	33	61
Crossfield	0	3	0	0	0	0	0	3
Irricana	0	0	0	0	0	0	0	0
Rocky View County	34	25	0	0	0	0	34	25
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	466	506	161	479	0	93	627	1,078

Table 2.5: Starts by Submarket and by Intended Market January - October 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Calgary City	2,745	3,155	3,175	4,727	154	648	6,074	8,530
Airdrie	562	624	221	349	0	142	783	1,115
Beiseker	1	2	0	0	0	0	1	2
Chestermere Lake	71	214	76	0	0	0	147	214
Cochrane	286	405	23	411	0	0	309	816
Crossfield	45	12	0	0	0	0	45	12
Irricana	2	2	0	0	0	0	2	2
Rocky View County	164	210	0	8	0	0	164	218
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	3,876	4,624	3,495	5,495	154	790	7,525	10,909

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
October 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Oct 2016	Oct 2015	Oct 2016	Oct 2015	Oct 2016	Oct 2015	Oct 2016	Oct 2015	Oct 2016	Oct 2015	% Change
Calgary City	145	305	80	120	170	120	868	416	1,263	961	31.4
Airdrie	15	77	6	14	4	18	0	0	25	109	-77.1
Beiseker	2	0	0	0	0	0	0	0	2	0	n/a
Chestermere Lake	3	21	0	0	0	0	0	0	3	21	-85.7
Cochrane	20	33	8	10	0	66	0	0	28	109	-74.3
Crossfield	0	3	0	0	0	0	0	0	0	3	-100.0
Irricana	0	0	0	0	0	0	0	0	0	0	n/a
Rocky View County	13	20	0	8	0	0	0	0	13	28	-53.6
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Calgary CMA	198	459	94	152	174	204	868	416	1,334	1,231	8.4

Table 3.1: Completions by Submarket and by Dwelling Type
January - October 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Calgary City	2,054	3,194	634	864	896	1,430	5,423	3,988	9,007	9,476	-4.9
Airdrie	370	638	68	40	281	229	478	302	1,197	1,209	-1.0
Beiseker	3	1	0	0	0	0	0	0	3	1	200.0
Chestermere Lake	127	284	6	32	6	69	0	0	139	385	-63.9
Cochrane	197	327	82	140	172	244	80	59	531	770	-31.0
Crossfield	17	15	4	8	0	0	0	0	21	23	-8.7
Irricana	2	0	0	0	0	0	0	0	2	0	n/a
Rocky View County	147	148	10	64	0	0	0	0	157	212	-25.9
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Calgary CMA	2,917	4,607	804	1,148	1,355	1,972	5,981	4,349	11,057	12,076	-8.4

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
October 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Oct 2016	Oct 2015	Oct 2016	Oct 2015	Oct 2016	Oct 2015	Oct 2016	Oct 2015
Calgary City	154	120	16	0	815	416	53	0
Airdrie	4	18	0	0	0	0	0	0
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	0	0	0	0	0	0	0	0
Cochrane	0	66	0	0	0	0	0	0
Crossfield	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0
Rocky View County	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	158	204	16	0	815	416	53	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - October 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Calgary City	868	1,426	28	4	3,685	3,510	1,738	478
Airdrie	281	229	0	0	241	0	237	302
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	6	69	0	0	0	0	0	0
Cochrane	136	244	36	0	80	59	0	0
Crossfield	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0
Rocky View County	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	1,291	1,968	64	4	4,006	3,569	1,975	780

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market October 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	Oct 2016	Oct 2015	Oct 2016	Oct 2015	Oct 2016	Oct 2015	Oct 2016	Oct 2015
Calgary City	254	427	940	534	69	0	1,263	961
Airdrie	21	91	4	18	0	0	25	109
Beiseker	2	0	0	0	0	0	2	0
Chestermere Lake	3	21	0	0	0	0	3	21
Cochrane	28	43	0	66	0	0	28	109
Crossfield	0	3	0	0	0	0	0	3
Irricana	0	0	0	0	0	0	0	0
Rocky View County	13	26	0	2	0	0	13	28
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	321	611	944	620	69	0	1,334	1,231

Table 3.5: Completions by Submarket and by Intended Market January - October 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Calgary City	2,808	4,054	4,430	4,940	1,769	482	9,007	9,476
Airdrie	524	764	436	143	237	302	1,197	1,209
Beiseker	3	1	0	0	0	0	3	1
Chestermere Lake	133	341	6	44	0	0	139	385
Cochrane	279	467	216	303	36	0	531	770
Crossfield	21	23	0	0	0	0	21	23
Irricana	2	0	0	0	0	0	2	0
Rocky View County	157	160	0	52	0	0	157	212
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	3,927	5,810	5,088	5,482	2,042	784	11,057	12,076

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
October 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $550,000		$550,000 - $649,999		$650,000 - $749,999		$750,000 - $849,999		$850,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Calgary City													
October 2016	52	35.1	41	27.7	10	6.8	5	3.4	40	27.0	148	592,500	801,496
October 2015	94	29.1	68	21.1	48	14.9	39	12.1	74	22.9	323	645,000	811,578
Year-to-date 2016	861	41.9	503	24.5	186	9.1	94	4.6	410	20.0	2,054	570,000	739,308
Year-to-date 2015	859	26.5	706	21.8	489	15.1	390	12.0	793	24.5	3,237	660,000	787,631
Airdrie													
October 2016	12	80.0	3	20.0	0	0.0	0	0.0	0	0.0	15	465,000	472,315
October 2015	45	58.4	9	11.7	7	9.1	6	7.8	10	13.0	77	530,000	631,176
Year-to-date 2016	254	67.0	74	19.5	22	5.8	11	2.9	18	4.7	379	500,000	539,763
Year-to-date 2015	162	25.5	191	30.0	167	26.3	71	11.2	45	7.1	636	630,000	650,952
Beiseker													
October 2016	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	-	-
October 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	3	100.0	0	0.0	0	0.0	0	0.0	0	0.0	3	-	-
Year-to-date 2015	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	-	-
Chestermere Lake													
October 2016	0	0.0	1	33.3	1	33.3	1	33.3	0	0.0	3	-	-
October 2015	2	8.7	3	13.0	5	21.7	5	21.7	8	34.8	23	770,000	805,713
Year-to-date 2016	29	22.8	34	26.8	21	16.5	21	16.5	22	17.3	127	635,000	663,740
Year-to-date 2015	15	5.2	18	6.2	109	37.7	94	32.5	53	18.3	289	750,000	764,859
Cochrane													
October 2016	20	95.2	0	0.0	0	0.0	1	4.8	0	0.0	21	440,000	439,110
October 2015	16	53.3	7	23.3	1	3.3	2	6.7	4	13.3	30	542,500	605,243
Year-to-date 2016	165	82.5	13	6.5	6	3.0	10	5.0	6	3.0	200	450,000	489,548
Year-to-date 2015	122	37.2	92	28.0	44	13.4	31	9.5	39	11.9	328	587,500	633,783
Crossfield													
October 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
October 2015	3	100.0	0	0.0	0	0.0	0	0.0	0	0.0	3	-	-
Year-to-date 2016	8	80.0	2	20.0	0	0.0	0	0.0	0	0.0	10	-	-
Year-to-date 2015	16	100.0	0	0.0	0	0.0	0	0.0	0	0.0	16	-	454,100
Irricana													
October 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
October 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Rocky View County													
October 2016	7	53.8	1	7.7	0	0.0	0	0.0	5	38.5	13	-	692,292
October 2015	0	0.0	1	5.9	2	11.8	2	11.8	12	70.6	17	-	-
Year-to-date 2016	29	19.9	14	9.6	7	4.8	8	5.5	88	60.3	146	987,500	1,074,274
Year-to-date 2015	6	4.1	10	6.8	15	10.2	19	12.9	97	66.0	147	990,000	1,079,664
First Nations													
October 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
October 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Calgary CMA													
October 2016	93	46.0	46	22.8	11	5.4	7	3.5	45	22.3	202	557,500	725,607
October 2015	160	33.8	88	18.6	63	13.3	54	11.4	108	22.8	473	630,000	777,215
Year-to-date 2016	1,351	46.3	640	21.9	242	8.3	144	4.9	544	18.6	2,921	560,000	708,853
Year-to-date 2015	1,181	25.4	1,017	21.9	824	17.7	605	13.0	1,027	22.1	4,654	665,000	764,395

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units October 2016						
Submarket	Oct 2016	Oct 2015	% Change	YTD 2016	YTD 2015	% Change
Calgary City	801,496	811,578	-1.2	739,308	787,631	-6.1
Airdrie	472,315	631,176	-25.2	539,763	650,952	-17.1
Beiseker	-	-	n/a	-	-	n/a
Chestermere Lake	-	805,713	n/a	663,740	764,859	-13.2
Cochrane	439,110	605,243	-27.4	489,548	633,783	-22.8
Crossfield	-	-	n/a	-	454,100	n/a
Irricana	-	-	n/a	-	-	n/a
Rocky View County	692,292	-	n/a	1,074,274	1,079,664	-0.5
First Nations	-	-	n/a	-	-	n/a
Calgary CMA	725,607	777,215	-6.6	708,853	764,395	-7.3

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Calgary

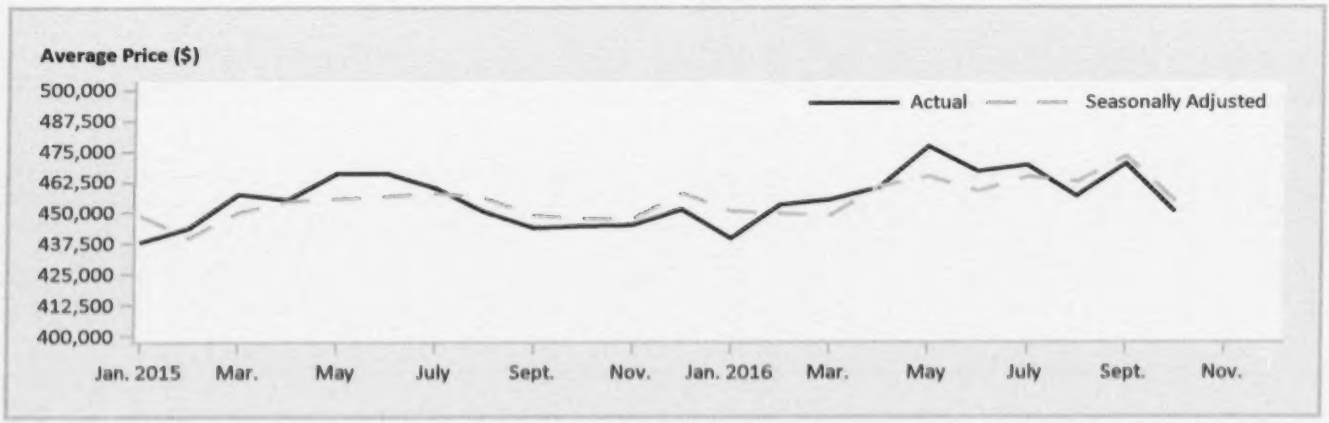


Figure 5.2: MLS® Residential Sales for Calgary

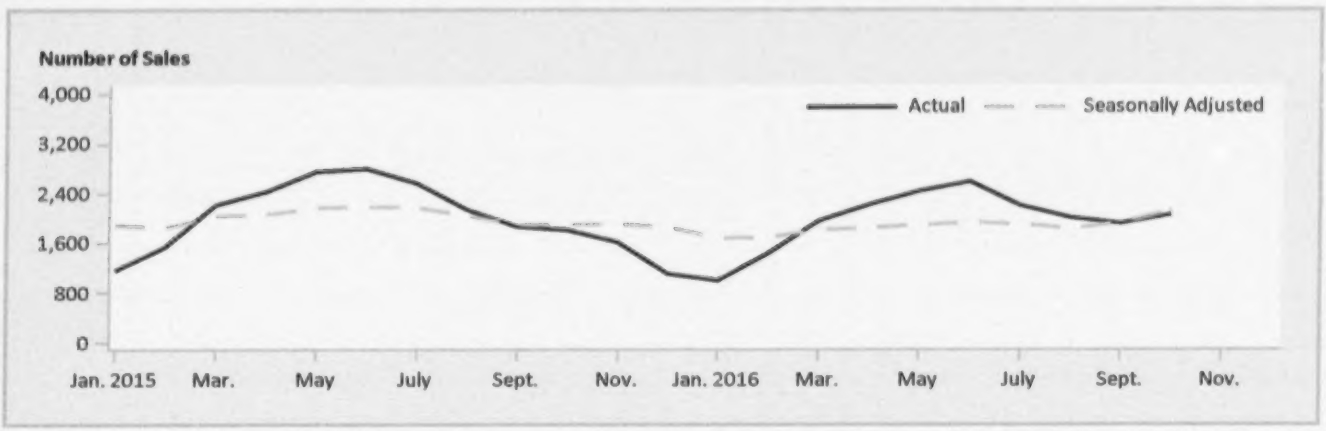
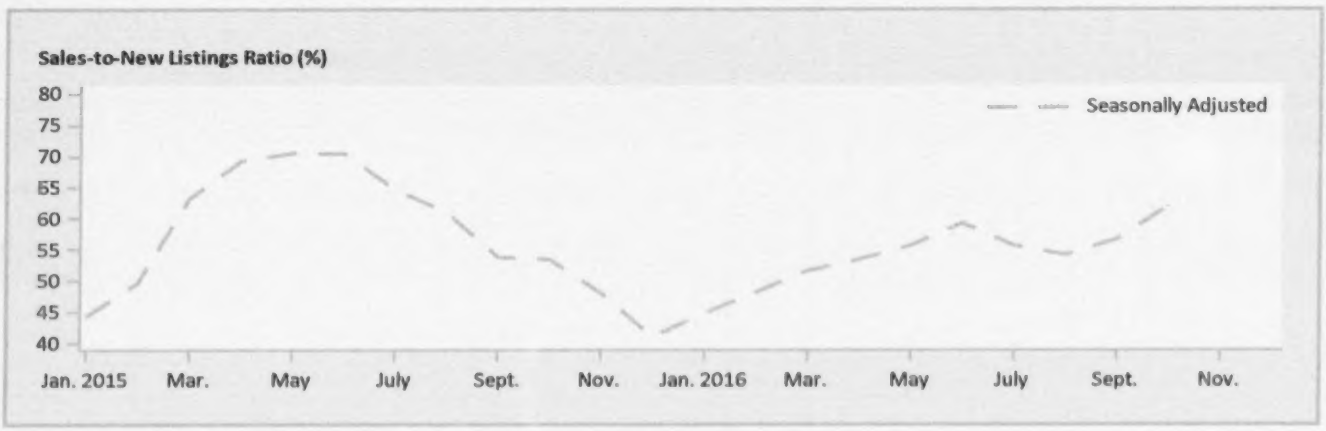


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Calgary



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Source: CREA / Haver Analytics

Table 6: Economic Indicators
October 2016

		Interest Rates			NHPI, Total, Calgary CMA 2007=100	CPI, 2002 =100	Calgary Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2015	January	570	3.14	4.79	111.3	131.7	817	4.6	73.6	1,123
	February	567	2.89	4.74	111.3	132.6	820	5.0	74.0	1,135
	March	567	2.89	4.74	110.8	133.6	821	5.5	74.4	1,130
	April	561	2.89	4.64	110.4	133.6	827	5.7	74.8	1,125
	May	561	2.89	4.64	110.4	134.1	827	5.8	74.8	1,122
	June	561	2.89	4.64	110.5	135.0	823	6.1	74.5	1,125
	July	561	2.89	4.64	110.2	135.1	817	6.8	74.2	1,126
	August	561	2.89	4.64	110.2	135.5	815	7.0	74.0	1,125
	September	561	2.89	4.64	110.2	135.1	818	7.0	74.1	1,130
	October	561	2.89	4.64	110.2	135.7	814	6.9	73.6	1,128
	November	561	3.14	4.64	110.3	135.3	809	6.9	73.0	1,128
	December	561	3.14	4.64	110.3	134.1	802	7.0	72.4	1,121
2016	January	561	3.14	4.64	110.3	134.3	799	7.7	72.5	1,124
	February	561	3.14	4.64	109.8	134.4	799	8.4	73.0	1,124
	March	561	3.14	4.64	109.8	135.5	803	8.6	73.5	1,141
	April	561	3.14	4.64	109.8	135.5	805	8.3	73.2	1,153
	May	561	3.14	4.64	110.0	135.9	802	8.1	72.7	1,162
	June	561	3.14	4.64	109.4	136.6	795	8.3	72.1	1,154
	July	567	3.14	4.74	109.5	135.9	795	8.6	72.2	1,147
	August	567	3.14	4.74	109.4	136.3	796	9.0	72.6	1,137
	September	561	3.14	4.64	109.2	135.7	800	9.5	73.3	1,135
	October	561	3.14	4.64		136.3	803	10.2	74.0	1,126
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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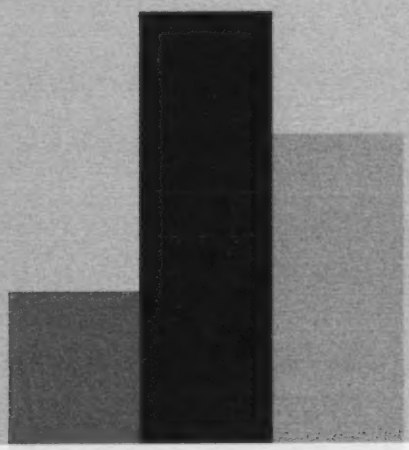

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